

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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December 30, 2004

Mr. Ed Todd
City Manager
City of Dinuba
405 E. El Monte Way
Dinuba, CA 93618

Dear Mr. Todd:

RE: Review of the City of Dinuba's Adopted Housing Element

Thank you for submitting Dinuba's housing element adopted December 14, 2004 and received for review on December 30, 2004. The Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(h). The Department is expediting this review to facilitate your application for Workforce Housing Incentive Grant Program funds.

As you know, the Department's October 15, 2004 review found the City's revised draft element addressed the statutory requirements of housing element law. As the adopted element is substantially the same as the draft, the Department is pleased to find it in compliance with State housing element law (Article 10.6 of the Government Code). The Department commends Dinuba for its programs to provide housing for all segments of the community, including the commitment to adopt a reasonable accommodation ordinance to meet the housing needs of persons with disabilities and allowing increased densities and/or modified development standards to encourage the development of bypassed parcels.

For your information, recently enacted legislation (Chapter 706, Statutes of 2002, Government Code Section 65863) requires Dinuba to ensure that the element's inventory of adequate sites can accommodate the City's share of the regional housing need throughout the planning period. Furthermore, Government Code Section 65863(b) prohibits local governments from lowering a residential density below that utilized by the Department in determining compliance with housing element law unless the locality makes certain findings.

The Department wishes Dinuba success in implementing its housing element and looks forward to following the City's progress through the annual general plan reports pursuant to Government Code Section 65400.

If we can provide assistance to the City in implementing the housing element or should you have additional questions, please contact Jennifer Seeger, of our staff, at (916) 322-4263.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Daniel Meinert, Director, Community Development Services, City of Dinuba
Paul Magyar, Planner, City of Dinuba
Mark Stivers, Senate Committee on Transportation & Housing
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates